

**MANATEE HARBOR, FLORIDA
LIMITED REEVALUATION REPORT**

**APPENDIX D
REAL ESTATE**

DRAFT REAL ESTATE PLAN FOR
MANATEE HARBOR NAVIGATION PROJECT
MANATEE COUNTY, FLORIDA,
LIMITED REEVALUATION REPORT

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1. Statement of Purpose.

The real estate plan is tentative in nature for planning purposes only and both the final real property acquisition lines and the real estate cost estimates provided are subject to change even after approval of this report.

2. Project Authorization.

This Study is authorized by Congress via the navigation project for Port Manatee, Florida in the Water Resources Development Act of 1986; Public Law 99-662 dated 17 November 1986. Section 201(a) of the authorization is quoted, in part as follows:

"The project for navigation, Manatee Harbor, Florida: Report of the Chief of Engineers, dated May 12, 1980, at a total cost of \$16,400,000, with an estimated first Federal cost of \$9,500,000 and an estimated non-Federal cost of \$6,900,000, including such modifications as the Secretary determines to be necessary and appropriate to mitigate the adverse effects of construction, operation, and maintenance of the project on the benthic environment of the areas to be dredged."

3. Project Location and Description.

a. Manatee County is in central Florida along the gulf coast, 50 miles south of Tampa and about 120 miles northwest of Ft. Myers. The Manatee Harbor Federal Navigation Channel Project is in the west portion of Manatee County.

b. The recommended plan for the Manatee Harbor Navigation Project is Plan A-4. The plan consists of a 900 foot turning basin located tangent to the north side of the 400 foot wide entrance channel, which has an effective turning dimension of approximately 900 feet by 1,300 feet. The selected plan will be dredge to current project depths.

c. Disposal will take place in the following sequence:

1. Initial disposal will make use of the existing disposal area located northeast of the main Port facilities. No value is placed on this site as it was made available for the initial navigation project and credited accordingly.

2. Should the existing upland disposal area reach its capacity, the filled upland site will be offloaded to the nearby pits (Buckeye Pits) and the upland disposal area is filled up again. This cycle will be continued until the nearby pits are filled. The pits cover approximately 290 acres and are privately owned. A temporary work area easement will be required to use said pits. The value of said easement is estimated to be \$ 0.00 based on the analysis of offsetting benefits. The cost of the easement is offset by the increased value accorded the lands comprising the pits as a result of the placement of material into the pits.

3. Should the pits be filled, the remaining dredge material will be taken offshore and dumped into the ODMDS. The ODMDS is available for project purposes via navigational servitude.

d. Some lands required for this project are within the navigable waters of the United States and are available to the Federal Government directly by navigational servitude.

e. Staging areas will be the responsibility of the contractor(s).

4. Government-Owned Land.

There are no Federally owned lands in the project area. However, the Federal Government has navigational servitude over submerged lands impacted by the proposed project.

5. Non-Federally-Owned Land.

The non-Federal sponsor (Manatee County Port Authority) owns the existing upland disposal area.

6. Estates to be Acquired.

TEMPORARY WORK AREA EASEMENT

A temporary easement and right-of-way in, on, over and across (The land described in Schedule A) (Tracts Nos. _____, _____ and _____), for a period not to exceed _____, beginning with date possession of the land is granted to the United States, its representatives, agents and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of _____ Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

7. Non-Federal Authority to Participate in the Project.

Manatee County Port Authority is the non-Federal sponsor of the project, a public body created by the Manatee County Port Authority Act (Chapter 67-1681, as amended, of the Laws of Florida), with its principal office in Bradenton, Florida, and an office at Port Manatee in Palmetto, Florida.

8. Minerals.

There are no known minerals of value in the project area.

9. Hazardous and Toxic Wastes (HTW).

In accordance with Engineering Regulation (ER) 1165-2-132, Hazardous, Toxic and Radioactive Waste (HTRW) Guidance for Civil Works Projects, an initial HTRW assessment appropriate for this project has been completed. There have been no hazardous or toxic wastes identified within the project area.

10. Relocation Assistance Payments (Public Law 91-646).

No person or business will require relocation.

11. Relocations, Alterations, Vacations and Abandonments (Public Law 85-500).

No governmental structures or facilities that come within the purview of Section 111 of the Rivers and Harbors Act of 1958 (PL 85-500) approved 3 July 1958 will be affected by the project.

12. Induced Flooding.

There will be no induced flooding directly associated with this project.

13. Mitigation.

The overall mitigation plan involves transplanting of seagrasses before dredging, construction of a tidal creek/marsh system, modification of the dredge material island for restoration of endangered species habitats and tidal creeks for additional mangrove enhancement, construction of a boat ramp with a marked channel and educational signage and management of the entire area. Portions of the proposed mitigation plan are being done in advance of the subject limited reevaluation report. No additional real estate interests are required to support construction of the proposed mitigation plan.

14. Acquisition/Administrative Costs.

a. The estimate of the Federal real estate acquisition/administrative cost is \$ 7,500.00. This figure includes project real estate planning, review and monitoring costs.

b. The non-Federal sponsor will receive credit towards its share of real estate administrative project costs incurred for certification. Administrative costs are estimated to be \$12,500.00.

15. **Summary of Real Estate Costs.** The following cost figures are subject to change prior to construction:

a.	Lands and Damages		
	Temporary Work Area Easement		
	(existing upland disposal area and pits)	0	*
	Improvements	0	
	Severance	0	
	Minerals	0	
b.	Acquisition - Administrative costs (Includes Corps Real Estate planning and monitoring costs)		
	Federal	\$	7,500
	Non-Federal		12,500
c.	Public Law 91-646		0
d.	Contingencies (25%)		5,000

TOTAL ESTIMATED REAL ESTATE COSTS \$ 25,000

* Land value for the pits is \$ 0.00 based on an analysis of offsetting benefits.

16. Real Estate Acquisition Schedule.

Acquiring the easements is the responsibility of the Project Sponsor. The Sponsor will certify the existing upland disposal area for which it is the owner. The Sponsor will obtain the necessary real estate interests to make available, the pits, for project purposes. The Sponsor should be allowed approximately 4 - 6 months to conclude the acquisition process.

17. Maps. See Plates 1-8 in the main report for maps showing the recommended plan of the proposed project.

REAL ESTATE CHART OF ACCOUNTS

01	LANDS AND DAMAGES		
01A00	PROJECT PLANNING	\$	3,000
01B--	ACQUISITION		
01B20	BY LOCAL SPONSOR (LS)	\$	10,500
01B40	REVIEW OF LS	\$	2,500
01E--	APPRAISALS		
01E30	BY LS	\$	2,000
01E50	REVIEW OF LS	\$	2,000
01R--	REAL ESTATE PAYMENTS		
01R10	LAND PAYMENTS		
01R1B	BY LS	\$	
TOTAL REAL ESTATE COST EXCLUDING CONTINGENCY		\$	20,000
TOTAL REAL ESTATE CONTINGENCY COST (25%)		\$	5,000
TOTAL PROJECT REAL ESTATE COST		\$	25,000